



DEVELOPMENT REVIEW BOARD APPLICATION

Please check the appropriate box(es) and time of application.	l refer to supplemental f	orms for submittal req	uirements. All fees must be paid at the			
SUBDIVISIONS	☐ Final Sign off of EPC Site	e Plan(s) <i>(Forms P2)</i>	☐ Extension of IIA: Temp. Def. of S/W (Form V2			
☐ Major – Preliminary Plat (Forms S & S1)	☐ Amendment to Site Plan	(Forms P & P2)	☐ Vacation of Public Right-of-way (Form V)			
☐ Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLIC	CATIONS	☐ Vacation of Public Easement(s) DRB (Form V			
☐ Extension of Preliminary Plat (Form S1)	☐ Extension of Infrastructur	re List or IIA (Form S1)	☐ Vacation of Private Easement(s) (Form V)			
☐ Minor Amendment - Preliminary Plat (Forms S & S2)	☐ Minor Amendment to Infr	astructure List (Form S2)	PRE-APPLICATIONS			
☐ Minor - Final Plat (Forms S & S2)	☐ Temporary Deferral of S/	W (Form V2)	☑ Sketch Plat Review and Comment (Form S2)			
☐ Minor – Preliminary/Final Plat (Forms S & S2)	☐ Sidewalk Waiver (Form \	/2)	☐ Sketch Plan Review and Comment (Form P2)			
SITE PLANS	☐ Waiver to IDO (Form V2)	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	APPEAL			
□ DRB Site Plan (Forms P & P2)	☐ Waiver to DPM (Form V2	?)	☐ Decision of DRB (Form A)			
BRIEF DESCRIPTION OF REQUEST						
QMD, LLC would like to develop this various vendors for display and sales		poses, constructing fa	acilities and leasing space to			
APPLICATION INFORMATION						
Applicant/Owner: QMD, LLC / Richard Do	hhs		Phone: 505-898-3488			
Address: 9445 Coors Blvd NW			Email:richard@suncountryplaza.com			
City: Albuquerque		State: NM	Zip: 87114			
Professional/Agent (if any): John Tansey, A	Architect PA		Phone: 505-235-1879			
Address: P.O. Box 90275			Email: jrtansey@gmail.com			
City: Albuquerque		State: NM	Zip: 87199			
Proprietary Interest in Site:		List all owners:				
SITE INFORMATION (Accuracy of the existing	legal description is crucial	Attach a separate sheet	if necessary.)			
Lot or Tract No.: A		Block:	Unit:			
Subdivision/Addition:		MRGCD Map No.:	UPC Code:			
Zone Atlas Page(s): C-13-Z	Existing Zoning: M	K-M	Proposed Zoning			
# of Existing Lots: 1	# of Proposed Lots:		Total Area of Site (Acres):			
LOCATION OF PROPERTY BY STREETS						
Site Address/Street: 4349 Irving NW	Between: Coors Bl	ors Blvd and: Eagle Ranch Road				
CASE HISTORY (List any current or prior proje	ect and case number(s) that	t may be relevant to your	request.)			
I certify that the information I have included here	and sent in the required notic	ee was complete, true, and	accurate to the extent of my knowledge.			

Signature: Printed Name: RicHARD Dobhs

Date: Nov. 7 · 2022,

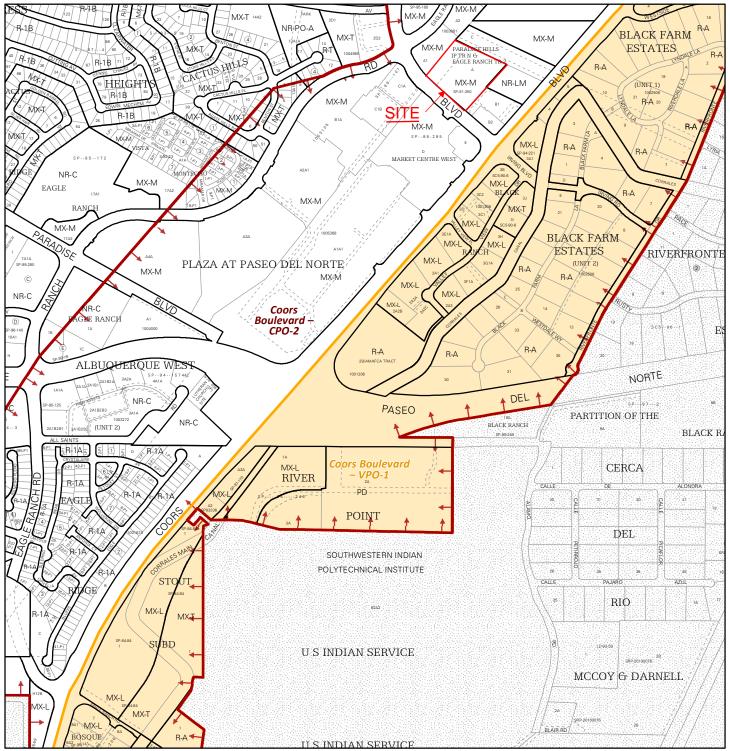
Applicant or Agent

FORM S2: SUBDIVISION OF LAND - MINOR ACTIONS

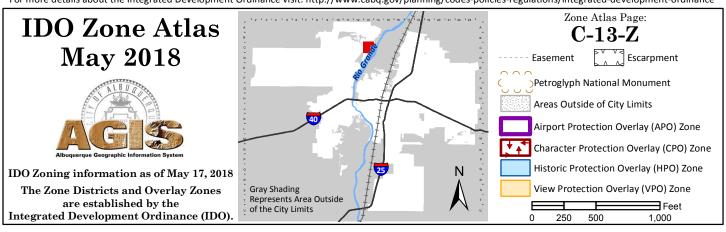
Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

Hearing?if yes, indicate language: of the complete application including all documents being submitted must be emailed to very prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in DF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF very with the Development Review Application and this Form S2 at the front followed by the remaining order provided on this form. with the entire site clearly outlined and labeled
very prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in DF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF with the Development Review Application and this Form S2 at the front followed by the remaining order provided on this form.
vith the entire site clearly outlined and labeled
, explaining, and justifying the request the proposed subdivision plat
measurements showing structures, parking, building setbacks, adjacent rights-of-way, and ents, if there is any existing land use
N FINAL PLAT APPROVAL
Hearing?if yes, indicate language: of the complete application including all documents being submitted must be emailed to very prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in DF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF very with the Development Review Application and this Form S2 at the front followed by the remaining order provided on this form.
vith the entire site clearly outlined and labeled Plat
s & cross sections of perimeter walls e and EHD signature line on the plat if property is within a landfill buffer
AND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)
Hearing?if yes, indicate language: of the complete application including all documents being submitted must be emailed to y prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in DF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF d with the Development Review Application and this Form S2 at the front followed by the remaining order provided on this form. with the entire site clearly outlined and labeled , explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K) greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street o include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use and/or cross sections of proposed streets ructure List, if applicable with content per IDO Section 14-16-6-4(K) ghborhood Coordination inquiry response and proof of emailed notice to applicable d Association representatives, copy of notification letter, completed notification form(s), additional information provided in accordance with IDO Section 5-2(C) e and Environmental Health Department signature line on the plat if property is within a landfill buffer
that requires major public infrastructure must be processed as a Subdivision of Land - Major. See
TTO PRELIMINARY PLAT / INFRASTRUCTURE LIST r Hearing?if yes, indicate language: of the complete application including all documents being submitted must be emailed to prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF with the Development Review Application and this Form S2 at the front followed by the remaining order provided on this form. with the entire site clearly outlined and labeled explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2) ded Preliminary Plat, Infrastructure List, and/or Grading Plan ary Plat, Infrastructure List, and/or Grading Plan t, if applicable
THE DECEMBER AND SECURITION OF THE PROPERTY OF

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.



For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance



JOHN TANSEY ARCHITECT PA

ALBUQUERQUE, NEW MEXICO 4349 IRVING BLVD NW

ALL LAGONA BLVD NW QUE, NM ALBUQUER ALBUQUER



RVEY
ATIONS, SYMBOLS & NOTES
CAL SITE PLAN
CAL SCHEDULES & DETAILS
CAL SPECIFICATIONS

CLIENT PROJ #
ARCHT PROJ #
DRAWN BY:
CHECKED BY:

DESCRIPTION

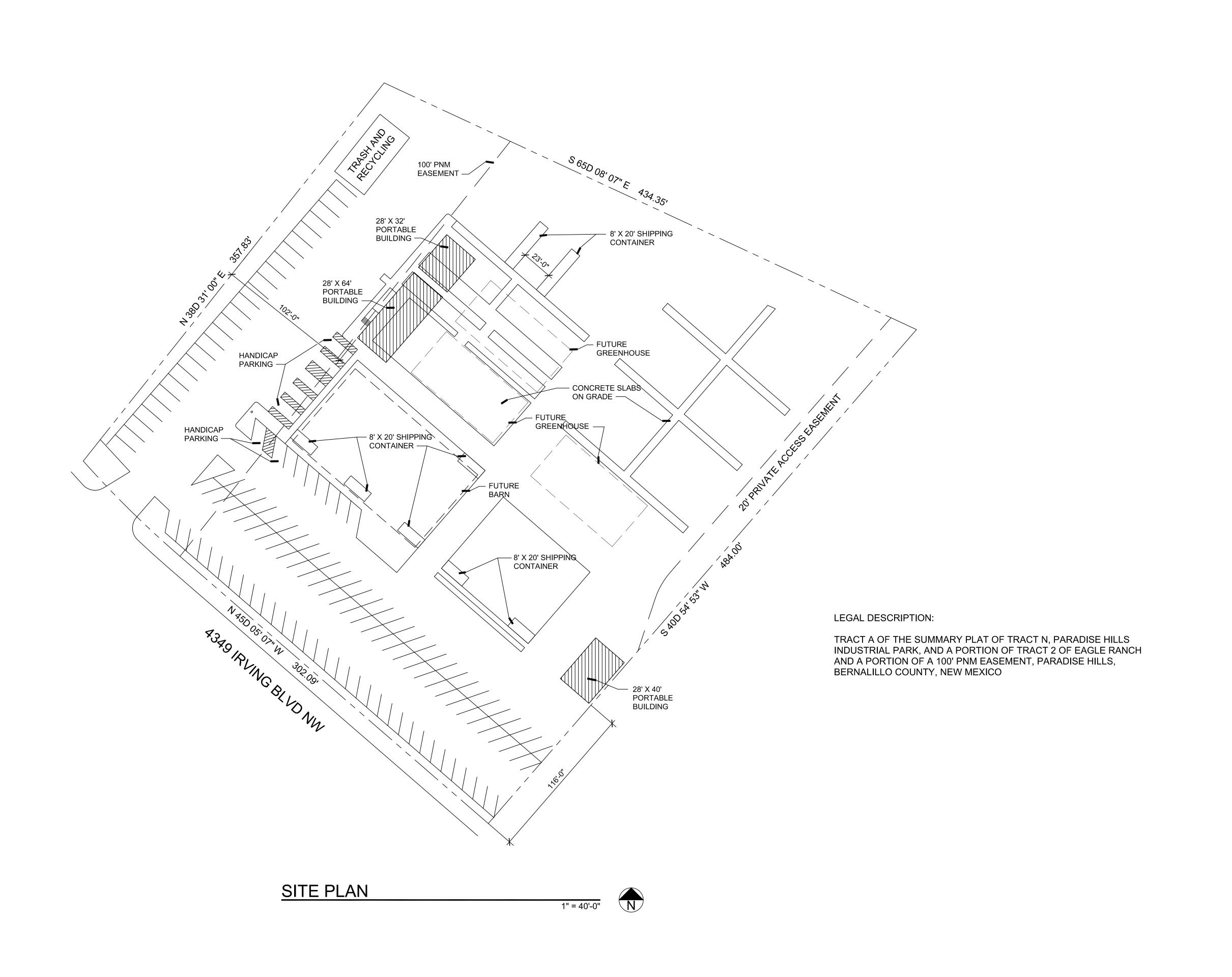
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SHEET TITLE TITLE SHEET

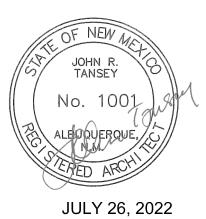
DATE

PROJECT TEAM: ARCHITECT: JOHN TANSEY, ARCHITECT PA SURVEYOR: THE SURVEY OFFICE LLC ELECTRICAL ENGINEER: INDUSTRIAL ENGINEERING INC.



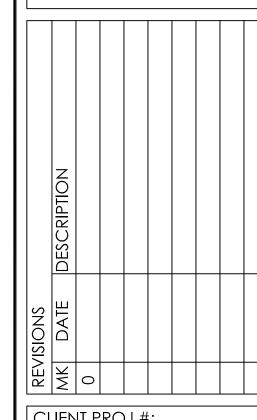
JOHN TANSEY ARCHITECT PA

P.O. BOX 90275 Albuquerque, NM 87199 505-235-1879



PROJECT

IRVING VILLAGE 4349 IRVING BLVD NW LBUQUERQUE, NEW MEXICO



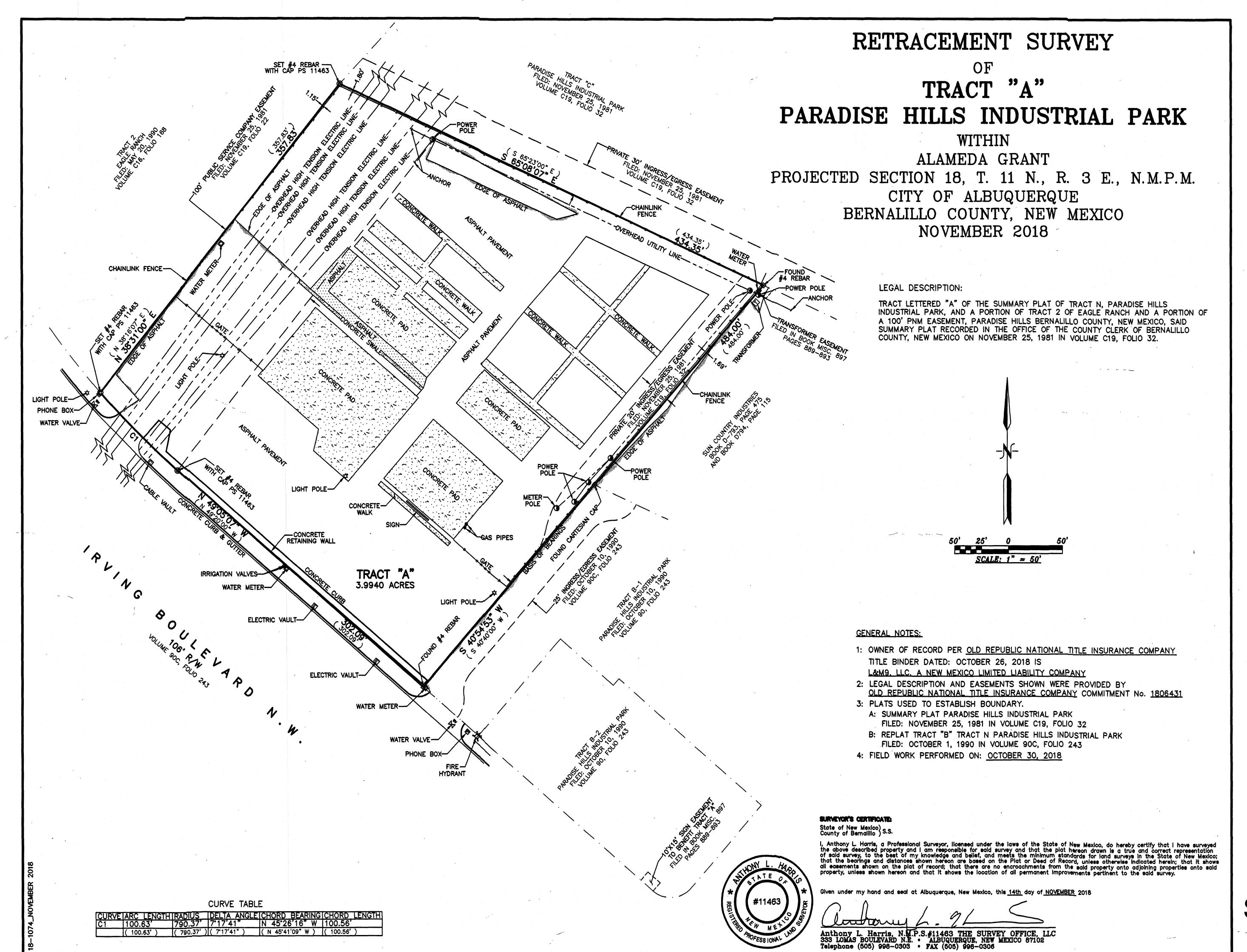
CLIENT PROJ #: ARCHT PROJ #: DRAWN BY: CHECKED BY:

7/25/2022

SHEET TITLE

SITE PLAN

AS101



S-100

				ELECT	RICAL SYMBOL LEGEND			
SYI	MBOL	DESCRIPTION	HT AFF	SYMBOL	DESCRIPTION	HT AFF	SYMBOL	DESCRIPTION
l8" \$		SWITCH SINGLE/TWO POLE		(2)	SMOKE DETECTOR CEILING MOUNTED	AS NOTED	$HO^{A}O^{A}$	SURFACE OR WALL MOUNTED LIGHT (TYPE DENOTED)
18" \$ ³	3	SWITCH 3-WAY		RB	SMOKE DETECTOR CEILING MOUNTED RELAY BASE	AS NOTED	✓A	WALL MOUNTED EXTERIOR LIGHT (TYPE DENOTED)
18" \$ ⁴	4	SWITCH 4-WAY		SC ▷S CO	SMOKE/CARBON MONOXIDE DETECTOR CEILING MOUNTED SELF CONTAINED		A	2X4 LIGHT FIXTURE RECESSED OR SURFACE MOUNTED AS SCHEDULED
18" \$ ^K	<	SWITCH KEYED	72"***	FA ANNUN	FIRE ALARM ANNUNCIATOR		A	2X2 LIGHT FIXTURE RECESSED OR SURFAC MOUNTED AS SCHEDULED
l8" \$	S	SWITCH OCCUPANCY SENSOR	48"***	F	FIRE ALARM MANUAL PULL STATION		I →IA	STRIP LIGHT (TYPE DENOTED)
18" S	P	SWITCH SPEED CONTROL	84"**	Ĕ+	FIRE ALARM HORN STROBE		• • A	SUSPENDED OR PENDANT LIGHT FIXTURE (TYPE DENOTED)
I8" \$ ^N	Л	SWITCH HORSEPOWER RATED		•	HEAT DETECTOR	96"	T1 T2 ∇ ∇ TR1	TRACK & TRACK LIGHTS (TYPE DENOTED)
.8" \$ ^T	Γ	SWITCH TIMER		СО	CARBON MONOXIDE DETECTOR	96"	EM	EMERGENCY BATTERY LIGHT (TYPE DENOTED)
48" \$ ^C)	SWITCH DIMMER		수 阜수	FIRE ALARM BELL & STROBE	96"	EMX	COMBINED BATTERY EMERGENCY & EXIT LIGHT (TYPE DENOTED)
48" \$	L	SWITCH WITH PILOT		\Diamond	FIRE FLAME DETECTOR	12"*	EX EX	EXIT LIGHT (TYPE DENOTED)
18"	оо)-I	SWITCH PUSH BUTTON	84"**	1 1	NURSE CALL WALL MOUNT		1	KEYED NOTE (SEE SCHEDULE)
18"		RECEPTACLE SIMPLEX		M ₄	NURSE CALL CEILING MOUNT			
18")		AS NOTED	4	CAMERA			
18"			AS NOTED	(10)	CAMERA PAN/TILT DRIVE			
18")	RECEPTACLE ABOVE COUNTER	48"***	CR	CARD READER			RECEPTACLE DUPLEX EXISTING
18")	RECEPTACLE 240/208V	84"	Ì	DOOR BUZZER			
18"	>	RECEPTACLE FOURPLEX	84"	Height	DOOR CHIME			
18"	P	RECEPTACLE FOURPLEX GFCI	144"	↑ MD	MOTION DETECTOR			
18" 		RECEPTACLE DUPLEX HALF SWITCHED			DISCONNECT			
18"		RECEPTACLE DUPLEX SWITCHED			DISCONNECT FUSED			
18"		RECEPTACLE ISOLATED GROUND		\boxtimes	MAG MOTOR STARTER OR CONTACTOR			
18"		RECEPTACLE DUPLEX FLOOR MOUNTED			COMBINATION MOTOR STARTER NON-FUSED			
AS OTED =	> √□	RECEPTACLE ON DROP CORD			COMBINATION MOTOR STARTER FUSED			
	F	RECEPTACLE DUPLEX EXISTING			VARIABLE FREQUENCY DRIVE			
1	#	RECEPTACLE FOURPLEX EXISTING		M-1	MOTOR (SEE SCHEDULE)			
7	7	DATA/TELEPHONE PLAIN						

ALL DISTANCES ARE TO CENTER OF DEVICE OR EQUIPMENT UNLESS OTHERWISE NOTED. DEVICES INDICATED AT 48" MAY NOT BE INSTALLED WITH ANY OPERABLE PART HIGHER THAN 48". DEVICES MAY BE INSTALLED IN CONCRETE MASONRY UNITS WITH THE TOP OF THE DEVICE AT 48".

CATHODE-RAY TUBE

* DISTANCE ABOVE TOP OF DOOR FRAME

1 POLE (2P, 3P, 4P, ETC.)

AMPERE

ACLG

ADO

AFG

AHU

ALT

AMP

APPROX

ARCH

AS

ΑT

AUTO

AUX

AWG

BATT

BD

BLDG

BMS

CAT

CATV

CCTV

CKT

CLG

COMB

CMPR

CONN

CONT

CONST

CONTR

CONV

CB

CONDITIONER

AMP FRAME

ABOVE CEILING

INTERRUPTER

ALUMINUM

ALTERNATE

AMPLIFIER

ANNUNCIATOR

APPROXIMATEL

AMP SWITCH

AMP TRIP

AUTOMATIC

AUXILIARY

BOARD

BUILDING

SYSTEM

CONDUIT

CABINET

CATALOG

CIRCUIT

CEILING

COMBINATION

COMPRESSOR

CONNECTION

CONTINUOUS

CONTRACTOR

CONVECTOR

CONSTRUCTION

CONTINUATION OR

CIRCULATING PUMP

CABLE TELEVISION

CIRCUIT BREAKER

CLOSED CIRCUIT TELEVISION

AUDIO VISUAL

AMERICAN WIRE GAUGE

BUILDING MANAGEMENT

FIXT

FLR

FU

GΑ

GAL

GC

GFP

GND

GEN

GALV

FUDS

FLUOR

FIXTURE

FLUORESCENT

FUSED SAFETY DISCONNECT

GENERAL CONTRACTOR

GROUND FAULT CIRCUIT

GROUND FAULT PROTECTOR

FLOOR

FUSE

SWITCH

GAUGE

GALLON

GALVANIZED

GENERATOR

GROUND

INTERRUPTER

AMPERE

AQ-STAT AQUASTAT

AIR HANDLING UNIT

** DISTANCE TO TOP OF EQUIPMENT OR DEVICE

*** DISTANCE TO HIGHEST OPERABLE PART OF EQUIPMENT

**** DISTANCE BELOW CEILING

***** DISTANCE TO BOTTOM OF DEVICE

ELECTRICAL SYMBOL NOTES

1,3,5

THE LIGHTING FIXTURE TYPE IS INDICATED BY AN UPPER CASE LETTER. THE CIRCUIT DESIGNATION IS INDICATED BY A NUMBER. THE SWITCH DESIGNATION IS INDICATED BY A LOWER CASE LETTER.

12b

EXAMPLE 1: LIGHTING FIXTURE TYPE "A" IS CONNECTED TO CIRCUIT 12 AND CONTROLLED BY SWITCH "b".

1 EXAMPLE 2: THE FIXTURE TYPE SHOWN AS A NUMERATOR INDICATES ALL LIGHTING FIXTURES IN THE ROOM OR SPACE ARE THE SAME TYPE. THE CIRCUIT NUMBER AND SWITCH DESIGNATION SHOWN AS A DENOMINATOR INDICATES ALL LIGHTING FIXTURES IN THE ROOM OR SPACE ARE CONNECTED TO THE SAME CIRCUIT, CONTROLLED BY THE SAME SWITCHES, CENTER/OUTBOARD MULTILEVEL SWITCHING.

EXIT LIGHTS. STEM INDICATES WALL MOUNTING. NO STEM INDICATES CEILING MOUNTING. SHADED AREA INDICATES ILLUMINATED FACE(S). ARROW INDICATES DIRECTIONAL ARROW ON ILLUMINATED FACE(S). THE CIRCUIT DESIGNATION IS INDICATED BY A NUMBER. EXAMPLE: THE WALL MOUNTED EXIT LIGHT TYPE "E" WITH SINGLE FACE AND DIRECTIONAL

DEVICES. THE CIRCUIT DESIGNATION IS INDICATED BY A NUMBER. THE SWITCH DESIGNATION IS INDICATED BY A LOWER CASE LETTER. EXAMPLE: SPLIT DUPLEX RECEPTACLE IS CONNECTED TO CIRCUIT 16 AND ONE RECEPTACLE OUTLET IS CONTROLLED BY SWITCH "c".

ARROW IS CONNECTED TO CIRCUIT 14.

THE CONTROL DEVICE DESIGNATION IS INDICATED BY A LOWER CASE LETTER. EXAMPLE: SINGLE POLE SWITCH "d" TO CONTROL LIGHTING FIXTURES INDICATED BY "d".

WALL BOX DIMMER WITH SIZE AS INDICATED AT DEVICE. EXAMPLE: 600 WATT WALL BOX DIMMER TO CONTROL LIGHTING FIXTURES INDICATED BY "e". SEE SPECIFICATIONS FOR WATTAGE IF NOT INDICATED.

SPECIAL CONNECTIONS. THE EQUIPMENT IS INDICATED BY A NUMBER IN A CIRCLE. SEE THE MOTOR AND EQUIPMENT SCHEDULE FOR THE LOAD DESCRIPTION AND TYPE OF CONNECTION. THE CIRCUIT DESIGNATION IS INDICATED BY A NUMBER(S) ADJACENT TO THE SYMBOL. EXAMPLE: EQUIPMENT NO. 1; 3 PHASE CONNECTION TO CIRCUITS 1, 3, 5.

MOTOR CONNECTIONS. THE MOTOR IS INDICATED BY A NUMBER WITHIN OR CHARACTERS ADJACENT TO THE MOTOR SYMBOL. SEE THE MOTOR AND EQUIPMENT SCHEDULE FOR THE MOTOR DESCRIPTION AND ELECTRICAL REQUIREMENTS. THE CIRCUIT DESIGNATION IS INDICATED BY A NUMBER(S) ADJACENT TO THE SYMBOL. EXAMPLE: MOTOR SF-1; 3 PHASE CONNECTION TO CIRCUITS 2, 4, 6.

ELECTRIC HEATER CONNECTIONS. THE HEATER TYPE IS INDICATED BY A NUMBER

FOLLOWING THE UPPER CASE LETTER "H". SEE THE HEATER SCHEDULE FOR ELECTRICAL REQUIREMENTS. THE CIRCUIT DESIGNATION IS INDICATED BY A NUMBER(S) ADJACENT TO THE HEATER. EXAMPLE: ELECTRIC BASEBOARD HEATER TYPE "H1" CONNECTED TO CIRCUITS 7, 9.

TRANSFORMERS. THE TRANSFORMER TYPE IS INDICATED BY A NUMBER FOLLOWING THE UPPER CASE LETTER "T". SEE THE TRANSFORMER SCHEDULE OR THE SINGLE LINE DIAGRAM FOR THE TRANSFORMER DESCRIPTION AND REQUIREMENTS. EXAMPLE: TRANSFORMER TYPE "T1".

PANELBOARDS. PANELBOARD DOORS MAY BE SHOWN TO INDICATE OPENING SIDE OF RECESSED PANELBOARDS. SEE PANELBOARD IDENTIFICATION FOR DESIGNATION CODES.

SPECIAL NOTE. SEE THE SPECIAL NOTES ON THAT SHEET FOR THE NOTE NUMBER INDICATED IN THE HEXAGON.

CONDUIT SHOWN WITHOUT SLASH MARKS SHALL CONTAIN 2 # 12 CONDUCTORS IN 3/4" CONDUIT UNLESS SPECIFIC EQUIPMENT REQUIRES A DIFFERENT SIZE.

CONDUIT SHOWN WITH SLASH MARKS SHALL CONTAIN 1 # 12 CONDUCTOR PER SLASH MARK IN 3/4" CONDUIT UNLESS A CONDUCTOR AND CONDUIT SIZE IS SHOWN ADJACENT TO THE SLASH MARKS. SLASH MARK INDICATORS ARE: SHORT STRAIGHT=PHASE CONDUCTOR, LONG STRAIGHT=NEUTRAL CONDUCTOR, SHORT BENT ENDED=SWITCH LEGS, LONG STRAIGHT WITH A DOT-GROUND CONDUCTOR, CHEVRON-CATEGORY 6, HALF CHEVRON=CATEGORY 3, TWIST=SHIELDED TWISTED PAIR, CONCENTRIC CIRCLE AND DOT=COAX CABLE.

HOME RUN TO BRANCH CIRCUIT PANELBOARD. THE PANELBOARD DESIGNATION IS SHOWN ADJACENT TO THE HOME RUN ARROW AS A NUMERATOR AND THE CIRCUIT DESIGNATION IS SHOWN AS THE DENOMINATOR. CIRCUIT BREAKER SIZES (AMPS/NUMBER OF POLES) ARE SHOWN IN THE PANELBOARD SCHEDULE WITH THE CORRESPONDING PANELBOARD AND CIRCUIT DESIGNATION. EXAMPLE: HOME RUN TO PANELBOARD LPN-102; CIRCUITS 1, 3, 5.

SYMBOL NOTATIONS: UPPER CASE LETTERS ADJACENT TO SYMBOLS INDICATE A UNIT TYPE. SEE APPROPRIATE SCHEDULE OR SPECIFICATIONS.

(CONDUIT) NATIONAL ELECTRICAL CODE TEL/DATA TELEPHONE/DATA CT CURRENT TRANSFORMER GYP BD GYPSUM BOARD NEMA NATIONAL ELECTRICAL TERM TERMINAL CTR CENTER MANUFACTURER'S TWIST LOCK ABOVE COUNTER OR AIR CU COPPER HOA HANDS-OFF-AUTOMATIC TAMPER RESISTANT ASSOCIATION T-STAT THERMOSTAT NFDS NON-FUSED SAFETY HORIZ HORIZONTAL DISCONNECT SWITCH TELEPHONE TERMINAL DCP DOMESTIC WATER HORSEPOWER NOT IN CONTRACT AUTOMATIC DOOR OPENER CIRCULATING PUMP HIGH POWER FACTOR NIGHT LIGHT TELEVISION DEPARTMENT DEPT NORMALLY OPEN TVTC TELEVISION TERMINAL HEIGHT DET ABOVE FINISHED FLOOR DETAIL HTG HEATING NORMAL POWER FACTOR ABOVE FINISHED GRADE DIA DIAMETER TYPICAL HTR HEATER NTS NOT TO SCALE DISC DISCONNECT HIGH VOI TAGE ARC FAULT CIRCUIT HVAC HEATING, VENTILATING AND UNDER COUNTER OVERHEAD DIST DISTRIBUTION AIR CONDITIONING OVERLOADS UNDERGROUND ELECTRICAL DN DOWN HWP HYDRONIC WATER PUMP UNDERGROUND DPR DAMPER PUBLIC ADDRESS UNIT HEATER

ELECTRICAL ABBREVIATIONS LIST

GRS GALVANIZED RIGID STEEL

INTERRUPTING CAPACITY SAFETY DISCONNECT SWITCH IC PULL BOX OR PUSHBUTTON ISOLATED GROUND PNEUMATIC ELECTRIC DOUBLE THROW INTERMEDIATE METAL CONDUIT PEDESTAL DWG DRAWING INCAND INCANDESCENT POWER FACTOR ELECTRICAL CONTRACTOR POST INDICATING VALVE INTERLOCK WITH ELEC ELECTRIC, ELECTRICAL J-BOX JUNCTION BOX POWER POLE ARCHITECT, ARCHITECTURAL ELEV ELEVATOR PAIR EM **EMERGENCY** PRIMARY ENERGY MANAGEMENT SYSTEM KV KILOVOLT KILOVOLT-AMPERE **EMS** PROJ PROJECTION AUTOMATIC TRANSFER SWITCH ELECTRICAL METALLIC TUBING KVAR KILOVOLT-AMPERE REACTIVE POWER ROOF VENTILATOR PRV POTENTIAL TRANSFORMER ELECTRIC PNEUMATIC KW KII OWATT PVC KWH KILOWATT HOUR POLYVINYL CHLORIDE **EQUIP EQUIPMENT** ELECTRIC WATER COOLER EWC PWR POWER LOC LOCATE OR LOCATION EXIST EXISTING LIGHT EXH FXHAUST QUAN QUANTITY LIGHTING EXPLOSION PROOF LTNG LIGHTNING LV LOW VOLTAGE RCPT RECEPTACLE REQD REQUIRED FIRE ALARM FΑ MAX MAXIMUM ROOM FABP FIRE ALARM BOOSTER POWER MAG.S MAGNETIC STARTER RIGID STEEL CONDUIT SUPPLY PANEL MOMENTARY CONTACT ROOF TOP UNIT FACP MECHANICAL CONTRACTOR FIRE ALARM CONTROL PANEL SURFACE CONDUIT MAIN CIRCUIT BREAKER FCU FAN COIL UNIT

MOTOR CONTROL CENTER

MAIN DISTRIBUTION PANEL

MAIN FUSED DISCONNECT

MANUFACTURER

SWITCH

MANHOI F

MINIMUM

MICROPHONE

MISCELLANEOUS

MAIN LUGS ONLY

MOA MULTIOUTLET ASSEMBLY

MSBD MAIN SWITCHBOARD

MTR MOTOR, MOTORIZED

MOUNT EMPTY CONDUIT

MMS MANUAL MOTOR STARTER

MTS MANUAL TRANSFER SWITCH

MSP MOTOR STARTER PANELBOARD

MAIN DISTRIBUTION CENTER

SEC SHT

SECONDARY

SOLID NEUTRAL

SURFACE RACEWAY

STAINLESS STEEL

STANDARD

SURF SURFACE MOUNTED

SWITCH

SWBD SWITCHBOARD

SYM SYMMETRICAL

SYS SYSTEM

SELECTOR SWITCH

STOP/START PUSHBUTTONS

SHEET

SIMII AR

SPEC SPECIFICATION

SPARE

SPKR SPEAKER

UNDERGROUND TELEPHONE UNIT VENTILATOR OR VIDEO DISPLAY TERMINAL VARIABLE FREQUENCY DRIVE

UV

VDT

WP

VERT VERTICAL

VOLUME

WATT

WITH

WIRE GUARD

WITHOUT

XFMR TRANSFORMER

ANGLE

DFI TA

INCHES

NUMBER

CENTER LINE

PHASE

FEET

WATER HEATER

WEATHERPROOF

VOLT-AMPERES

SPECIFIC CODE NOTES

FIRE PROTECTION REQUIREMENTS

A. PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS MUST BE FIRESTOPPED WITH AN APPROVED MATERIAL.

1. CONDUITS MAY PENETRATE WALLS OR PARTITIONS, PROVIDED THEY ARE FIRE-

2. OPENINGS FOR STEEL ELECTRICAL BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT AGGREGATE MORE THAN 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL OR PARTITION.

3. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES.

B. LIGHT FIXTURES AND OTHER APPARATUS SUPPORTED BY THE ACOUSTICAL CEILING GRID MUST MEET THE REQUIREMENTS OF NEC SECTION 410.16, MEANS OF SUPPORT.

C. RECESSED LIGHTING FIXTURES INSTALLED IN FIRE RATED CEILING ASSEMBLIES SHALL BE FIRE RATED FIXTURES BEARING THE UL FIRE RATED LABEL. FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE UL FIRE RESISTANCE DIRECTORY, AND SHALL INCLUDE A FIRE RATED ENCLOSURE INSTALLED OVER THE FIXTURE THAT MEETS THE REQUIREMENTS OF THE UL FIRE RESISTANCE DIRECTORY

GENERAL ELECTRICAL NOTES

ALL RECEPTACLES SHALL BE TAMPER RESISTANT TYPE RECEPTACLES. FIRE ALARM SYSTEM TO BE DESIGN-BUILD BY THE ELECTRICAL

CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL REMOVE ALL EXISTING ELECTRICAL DEVICES AS REQUIRED FOR REMODELING, NO ATTEMPT HAS BEEN MADE TO VERIFY ELECTRICAL DEVICES THAT HAVE TO BE REMOVED, ELECTRICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS/ELECTRICAL ITEMS TO BE REMOVED.

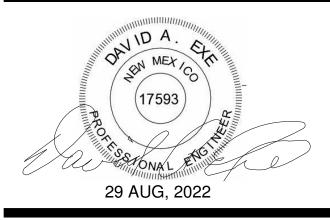
ELECTRICAL DRAWING INDEX							
Sheet Number	Sheet Name						
E-0.00	ABBREVIATIONS, SYMBOLS & NOTES						
E-1.01	ELECTRICAL SITE PLAN						
E-2.01	ELECTRICAL SCHEDULES & DETAILS						
E-3.01	ELECTRICAL SPECIFICATIONS						



INDUSTRIAL ENGINEERING, INC

MECHANICAL-ELECTRICAL CONSULTANTS

3210 23rd AVE SE RIO RANCHO, NM 87124 WWW.IEINM.COM INFO@IEINM.COM



NO DATE

IRVING VILLAGE

4349 IRVING ROAD ALBUQUERQUE, NM

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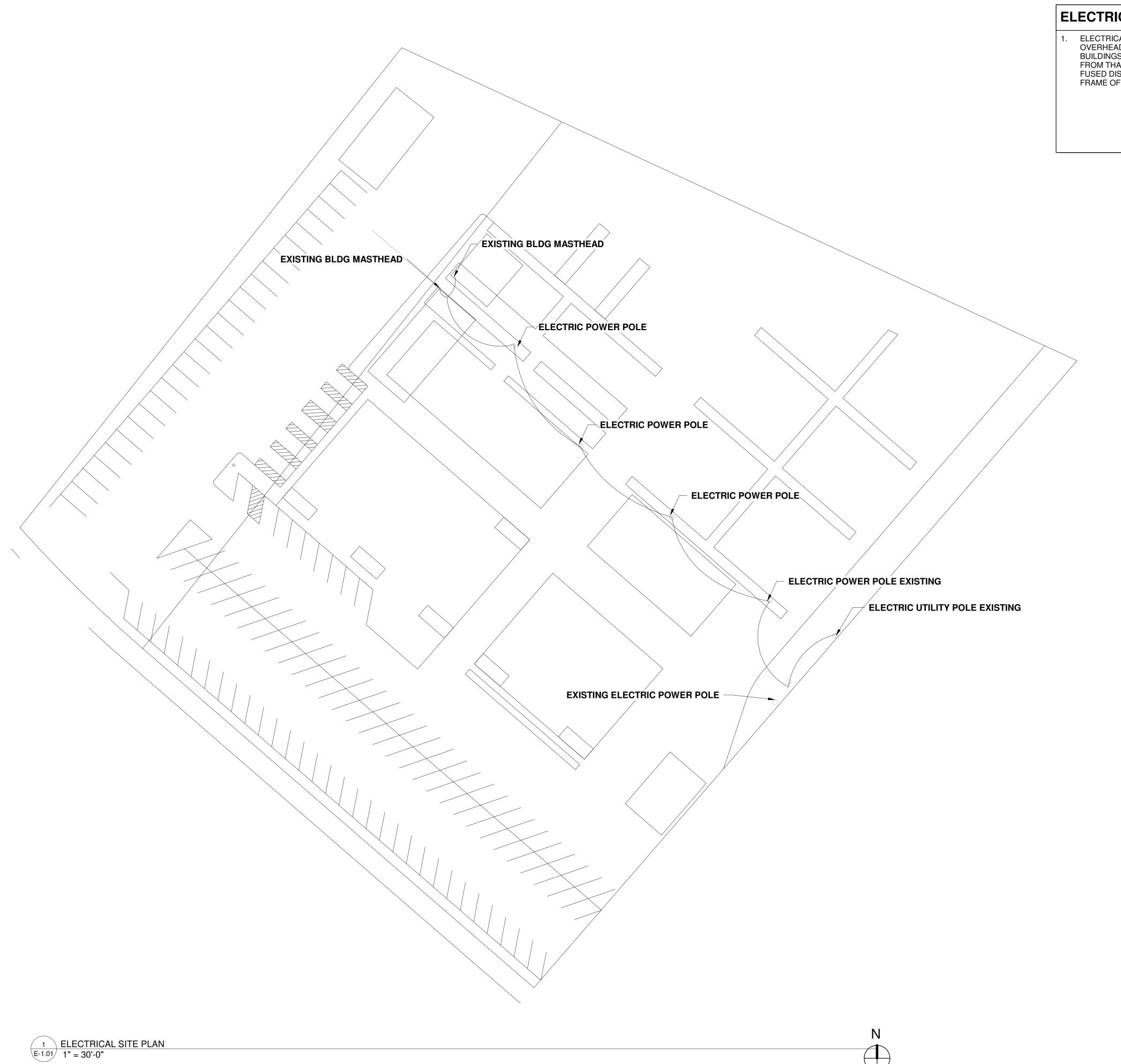
IRVING VILLAGE

4349 IRVING ROAD ALBUQUERQUE, NM

ABBREVIATIONS, SYMBOLS & NOTES

DATE: 29 AUG, 2022 DRAWN BY: DAE CHECKED BY: DAE PROJ. NO: 62601 SHEET NO:

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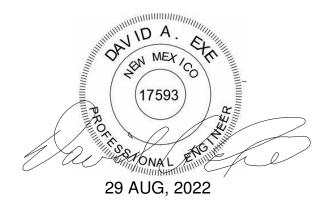
1. ELECTRICAL CONTRACTOR SHALL ENERGIZE TWO BUILDINGS FROM EXISTING OVERHEAD ELECTRICAL SERVICE. ESTABLISH POINT OF DELIVERY FOR BOTH BUILDINGS ON NEW MASTHEAD AND VERIFY CLEARANCES PER CODE. CIRCUIT FROM THAT POINT TO MASTHEAD ON EACH EXISTING BUILDING AND EXTEND TO FUSED DISCONNECT ON EXTERIOR OF BUILDING. VERIFY GROUND TO METAL FRAME OF BUILDING AND GROUND RODS AS SHOWN.



INDUSTRIAL ENGINEERING, INC

MECHANICAL-ELECTRICAL CONSULTANTS

3210 23rd AVE SE RIO RANCHO, NM 87124 WWW.IEINM.COM INFO@IEINM.COM



DATE

IRVING VILLAGE

4349 IRVING ROAD ALBUQUERQUE, NM

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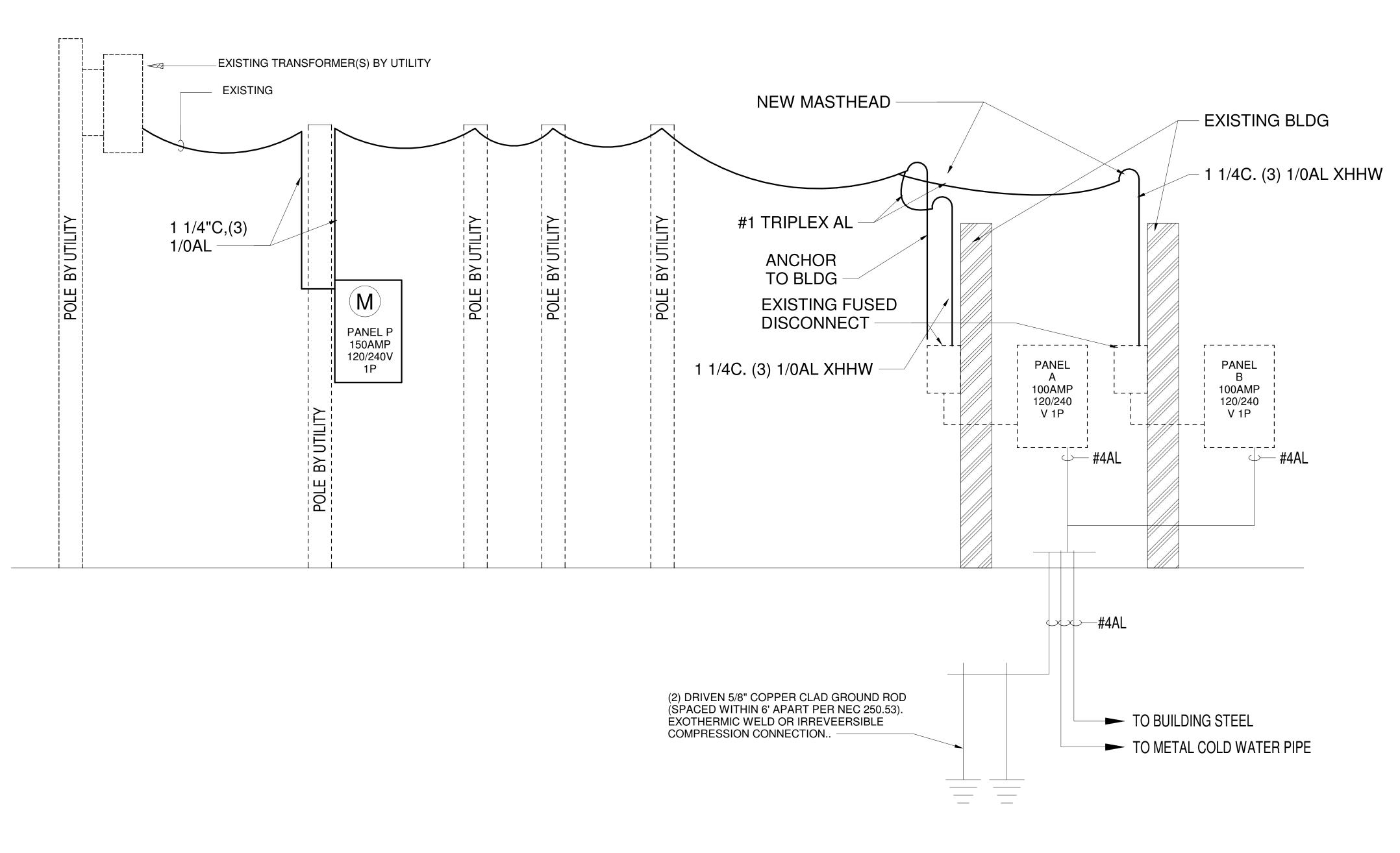
IRVING VILLAGE

4349 IRVING ROAD ALBUQUERQUE, NM

ELECTRICAL SITE PLAN

DATE: 29 AUG, 2022
DRAWN BY: DAE
CHECKED BY: DAE
PROJ. NO: 62601
SHEET NO:

E-1.01





ENGINEERING, INC

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4349 IRVING ROAD ALBUQUERQUE, NM

ELECTRICAL SCHEDULES & DETAILS

DATE: 29 AUG, 2022 SHEET NO:

ELECTRICAL SPECIFICATION

BASIC MATERIALS AND METHODS GENERAL REQUIRMENTS

GENERAL:

- BEFORE SUBMITTING A PROPOSAL FOR THE WORK FOR THESE SPECIFICATIONS AND DRAWINGS, EACH BIDDER SHALL EXAMINE THE SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS INCLUDING BUT NOT LIMITED TO UTILITY SERVICE, LOCATIONS, MATERIALS, AND DEMOLITION THAT AFFECT THE WORK AND COST THEREOF. NO EXTRA COMPENSATION WILL BE ALLOWED BECAUSE OF A MISUNDERSTANDING AS TO THE AMOUNT OF WORK INVOLVED OR LACK OF KNOWLEDGE OF EXISTING CONDITIONS.
- . UNDER THIS DIVISION OF THE SPECIFICATIONS, THE CONTRACTOR SHALL FURNISH AND INSTALL THE ELECTRICAL SYSTEM FOR THIS PROJECT, ALL IN ACCORDANCE WITH THESE SPECIFICATIONS AND THE CORRESPONDING DRAWINGS. THE OMISSION OF EXPRESS REFERENCE TO ANY PARTS NECESSARY FOR, OR REASONABLY INCIDENTAL TO, THE COMPLETE INSTALLATION SHALL NOT BE CONSTRUED AS RELEASING THE CONTRACTOR FROM RESPONSIBILITY FOR FURNISHING SUCH PARTS.

. DRAWINGS AND SPECIFICATIONS:

- THESE SPECIFICATIONS AND THE CORRESPONDING DRAWINGS FORM A SET OF PLANS FOR THE ELECTRICAL WORK OF THIS PROJECT AND NEITHER SHALL BE COMPLETE WITHOUT THE OTHER. WHERE AN ITEM IS MENTIONED IN ONE AND NOT THE OTHER, IT SHALL BE CONSIDERED AS BINDING IN THE CONTRACT AS THOUGH MENTIONED IN BOTH.
- THE DRAWINGS ACCOMPANYING THE SPECIFICATIONS ARE DIAGRAMMATIC AND ARE INTENDED TO INDICATE THE APPROXIMATE AND RELATIVE LOCATIONS OF SERVICES AND EQUIPMENT. THE DRAWINGS SHALL NOT BE SCALED. VERIFY BUILDING DIMENSIONS WITH DIMENSIONS ON THE ARCHITECTURAL DRAWINGS. INSTALL ALL SYSTEMS AND INDIVIDUAL EQUIPMENT ACCORDING TO THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
- . IN SPECIFYING MATERIALS AND/OR METHODS, THE INTENT IS TO INDICATE THE MINIMUM STANDARD OF QUALITY ACCEPTABLE TO THE OWNER. IN ALL CASES THE MINIMUM STANDARDS OF THE EXISTING FEDERAL. STATE AND LOCAL CODES AND LOCAL REGULATION SHALL PREVAIL.
- THE TERM "CIRCUIT" AS USED IN THESE SPECIFICATIONS SHALL BE UNDERSTOOD TO INCLUDE ALL DEVICES AS WELL AS THE INTERCONNECTING CONDUCTORS NECESSARY TO PROVIDE A COMPLETE ELECTRICAL CIRCUIT FROM SOURCE TO LOAD HAVING THE REQUIRED CONTROL FUNCTION.
- . APPROVAL OF MATERIAL
- WHERE ONE MANUFACTURER, MODEL OR BRAND NAME IS SPECIFIED ALONE, NO SUBSTITUTION WILL BE ALLOWED, UNLESS SPECIFICALLY STATED. WHERE MORE THAN ONE MANUFACTURER, MODEL OR BRAND NAME IS SPECIFIED FOR THE SAME ITEM, THE CONTRACTOR MAY CHOOSE BETWEEN THEM. WHEN ONE OR MORE MANUFACTURERS MODELS OR BRAND NAMES ARE MENTIONED AND FOLLOWED BY THE PHRASE (OR APPROVED EQUAL), IT SHALL BE UNDERSTOOD THAT THE NAMES MENTIONED ARE TO SET A STANDARD. AND ANOTHER MANUFACTURER, MODEL OR BRAND NAME MAY BE USED IF FULLY EQUAL OR SUPERIOR.
- SHOULD EQUIPMENT FURNISHED BE DIFFERENT FROM THE MODEL NUMBERS IN THE SPECIFICATIONS, SCHEDULES OR DRAWINGS, THE CONTRACTOR INITIATING SUCH CHANGE SHALL BE RESPONSIBLE FOR ALL EXTRA COSTS.
- ACCEPTANCE OF SUBSTITUTIONS SHALL IN NO WAY RELIEVE THE SUBCONTRACTOR FROM THE RESPONSIBILITY FOR ANY DEFICIENCY WHICH MAY EXIST IN THE SUBSTITUTE PRODUCT OR FROM PERFORMING THE WORK IN ACCORDANCE WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS. IF THE ACCEPTED SUBSTITUTION REQUIRES CHANGES OR MODIFICATIONS TO THE WORK OF ANY OTHER TRADES, SUCH CHANGES SHALL BE CONSIDERED PART OF THE SUBSTITUTION AND SHALL BE COORDINATED AND PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

. PERMITS, FEES, LICENSES AND SERVICES:

- . ALL PERMITS, LICENSES, FEES AND SERVICE CHARGES REQUIRED IN CONNECTION WITH THE WORK OF THIS DIVISION SHALL BE SECURED AND PAID FOR BY THIS CONTRACTOR.
- . UTILITY COMPANY CHARGES ASSOCIATED WITH PROVIDING PERMANENT SERVICE TO BE PAID BY THIS CONTRACTOR. PROVIDE SEPARATE LINE ITEM PRICING FOR UTILITY CHARGES/FEES. THE ELECTRICAL CONTRACTOR SHALL INCLUDE PRICING AS PART OF THE ELECTRICAL SCOPE/BID. IF NO CHARGES, INDICATE AS SUCH. IF UTILITY CHARGES ARE NOT AVAILABLE AT TIME OF BID INDICATE AS SUCH.
- SCHEDULE AND COORDINATE ALL WORK WITH GOVERNMENT AGENCIES AND UTILITY COMPANIES. ARRANGE FOR ALL INSPECTIONS AND FURNISH CERTIFICATION OF FINAL INSPECTION AND ANY OTHER APPROVALS AS REQUIRED BY ENFORCEMENT AUTHORITIES.
- . INSTALL EQUIPMENT ACCORDING TO UTILITY COMPANY'S WRITTEN REQUIREMENTS. PROVIDE GROUNDING AND EMPTY CONDUITS AS REQUIRED BY THE UTILITY COMPANY.

5. MAINTENANCE AND OPERATING INSTRUCTIONS:

.. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTRUCTING THE OWNER'S DESIGNATED. PERSONNEL IN THE MAINTENANCE OF ALL EQUIPMENT AND SPECIAL SYSTEMS INSTALLED AS A PART OF THIS PROJECT. AT THE TIME THAT INSTRUCTIONS ARE BEING GIVEN, THE CONTRACTOR SHALL PRESENT THE OWNERS DESIGNATED PERSONNEL WITH (2) TWO COMPLETE MANUFACTURER'S OPERATING AND MAINTENANCE MANUALS.

. COORDINATION:

- .. CORRELATE WORK WITH THAT OF OTHER CONTRACTORS. ORGANIZE WORK SO THAT IT WILL NOT INTERFERE WITH OR DELAY THE WORK OF OTHER CONTRACTORS.
- . FIELD VERIFY SCALED DIMENSIONS OF PLANS SINCE ACTUAL LOCATIONS, DISTANCES AND LEVELS WILL BE GOVERNED BY ACTUAL FIELD CONDITIONS.
- THE CONTRACTOR SHALL VERIFY EXACT LOCATION, SIZE AND EXTENT OF ALL EXISTING UTILITIES, OBSTRUCTIONS AND/OR OTHER CONDITIONS WHICH MAY AFFECT THE PROPOSED WORK UNDER THE PROJECT. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE TO EXISTING WORK AND SHALL REPAIR ANY DAMAGE AS A RESULT OF THIS WORK.
- . COORDINATE ELECTRICAL SERVICE CONNECTIONS TO COMPONENTS FURNISHED BY UTILITY COMPANIES. COORDINATE INSTALLATION AND CONNECTION OF EXTERIOR UNDERGROUND AND OVERHEAD UTILITIES AND SERVICES, INCLUDING PROVISION FOR ELECTRICITY-METERING COMPONENTS. COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND OF UTILITY COMPANY PROVIDING ELECTRICAL POWER AND OTHER
- THE CONTRACTOR SHALL VERIFY EXACT LOCATION, SIZE AND EXTENT OF ALL EXISTING UTILITIES, OBSTRUCTIONS AND/OR OTHER CONDITIONS WHICH MAY AFFECT THE PROPOSED WORK UNDER THE PROJECT. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT DAMAGE TO EXISTING WORK AND SHALL REPAIR ANY DAMAGE AS A RESULT OF THIS WORK.
- THE CONTRACTOR SHALL VERIFY ALL DOOR SWINGS IN THE FIELD AND MOUNT SWITCHES ON LATCH SIDE OF DOORS OR AS APPROVED BY THE ENGINEER.

7. FIRESTOPPING:

A. APPLY FIRESTOPPING TO CABLE AND RACEWAY PENETRATIONS OF FIRE-RATED FLOOR AND WALL ASSEMBLIES TO ACHIEVE FIRE-RESISTANCE RATING OF THE ASSEMBLY.

8. ELECTRICAL REQUIREMENTS:

- A. ELECTRICAL CHARACTERISTICS, SUCH AS VOLTAGE AND PHASE, SHALL BE AS GIVEN IN THE CONTRACT DOCUMENTS. WHERE THIS INFORMATION IS NOT GIVEN, THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO BIDDING. NO EXTRA COMPENSATION WILL BE ALLOWED BECAUSE OF FAILURE TO CONTACT THE ENGINEER TO OBTAIN ELECTRICAL CHARACTERISTICS NOT GIVEN.
- B. IF A CONFLICT OF VOLTAGE/PHASE BETWEEN DISTRIBUTION EQUIPMENT/PANELS IS GIVEN IN THE CONTRACT DOCUMENTS, THE CONTRACTORS AND OR SUPPLIER SHALL CONTRACT THE ENGINEER PRIOR TO BIDDING (EXAMPLE: A SINGLE PHASE BREAKER FEEDING A THREE PHASE PANEL). NO EXTRA COMPENSATION WILL BE ALLOWED BECAUSE OF FAILURE TO CONTACT THE ENGINEER TO OBTAIN ELECTRICAL CHARACTERISTICS IN CONFLICT.
- C. DISCONNECTS, MAGNETIC MOTOR STARTER AND/OR OVERLOAD PROTECTION AND CONTROLS SHALL BE FURNISHED, INSTALLED AND WIRED BY THIS CONTRACTOR UNLESS OTHERWISE NOTED. ALL MOTOR STARTERS SHALL BE EQUIPPED WITH OVERLOAD PROTECTION. MECHANICAL CONTRACTOR SHALL FURNISH ALL SINGLE-PHASE MOTORS WITH BUILT-IN OVERLOAD PROTECTION. THIS CONTRACTOR SHALL WIRE ALL MECHANICAL EQUIPMENT WHICH IS NOT FACTORY WIRED. (POWER AND CONTROL WIRING), UNLESS OTHERWISE NOTED.

9. EQUIPMENT CONNECTIONS:

- A. VERIFY CONNECTION REQUIREMENTS BEFORE INSTALLATION FOR ALL EQUIPMENT FURNISHED AND INSTALLED BY OTHERS. ACTUAL EQUIPMENT FURNISHED MAY DIFFER AND SHALL BE VERIFIED FROM EQUIPMENT SHOP DRAWINGS OR OTHER PROPER INFORMATION TO ASSURE CORRECT ELECTRICAL PROVISIONS.
- B. NO ADDITIONAL COSTS TO THE OWNER SHALL BE INCURRED FOR MODIFICATIONS TO ADJUST EQUIPMENT PROVISIONS INSTALLED INCORRECTLY DUE TO INATTENTION TO READILY AVAILABLE SHOP DRAWINGS OR OTHER EQUIPMENT INFORMATION.

10. CUTTING AND PATCHING:

- A. CUT, CHANNEL, CHASE, AND DRILL FLOORS, WALLS, PARTITIONS, CEILINGS, AND OTHER SURFACES REQUIRED TO PERMIT ELECTRICAL INSTALLATIONS. PERFORM CUTTING BY SKILLED MECHANICS OF TRADES INVOLVED.
- B. REPAIR AND REFINISH DISTURBED FINISH MATERIALS AND OTHER SURFACES TO MATCH ADJACENT UNDISTURBED SURFACES. INSTALL NEW FIREPROOFING WHERE EXISTING FIRESTOPPING HAS BEEN DISTURBED. REPAIR AND REFINISH MATERIALS AND OTHER SURFACES BY SKILLED MECHANICS OF TRADES INVOLVED.

11. CLEANING AND PROTECTION:

- A. ON COMPLETION OF INSTALLATION, INCLUDING OUTLETS, FITTINGS, AND DEVICES, INSPECT EXPOSED FINISH. REMOVE BURRS, DIRT, PAINT SPOTS, AND CONSTRUCTION DEBRIS.
- B. PROTECT EQUIPMENT AND INSTALLATIONS AND MAINTAIN CONDITIONS TO ENSURE THAT COATINGS, FINISHES, AND CABINETS ARE WITHOUT DAMAGE OR DETERIORATION AT TIME OF SUBSTANTIAL COMPLETION.

12. RELATED WORK:

A. CONCRETE FOUNDATION AND PITS: THE ELECTRICAL CONTRACTOR SHALL PROVIDE SUITABLE CONCRETE FOUNDATIONS, PADS, PITS, AND NECESSARY ANCHOR BOLTS, TIE PLATES, ETC. FOR HIS SYSTEMS UNLESS OTHERWISE NOTED OR SPECIFIED.

13. GUARANTEE

A. THE ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL MATERIALS. WORKMANSHIP AND THE SUCCESSFUL OPERATION OF ALL APPARATUS FURNISHED AND INSTALLED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE FINAL ACCEPTANCE.

14. EXISTING SYSTEMS

- A. THIS CONTRACTOR SHALL MAKE ALL CHANGES TO THE EXISTING SYSTEMS AS REQUIRED TO COMPLETE THE INSTALLATION. THIS CONTRACTOR SHALL RELOCATE. REPLACE OR REMOVE EXISTING ELECTRICAL SYSTEM COMPONENTS AS REQUIRED.
- B. WHERE CLOSE OBSERVATION OF THE SITE INDICATES THE NECESSITY OF MODIFYING THE EXISTING ELECTRICAL INSTALLATIONS TO FACILITATE THE WORK OF OTHER CONTRACTORS, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THESE MODIFICATIONS.
- C. WHERE EXISTING COMPONENTS ARE TO BE REMOVED, THEY SHALL REMAIN THE PROPERTY OF THE OWNER, AND SHALL BE STORED AT THE JOB SITE AS DIRECTED BY THE OWNERS REPRESENTATIVE. ALL EXISTING CONDUCTORS WHICH ARE ABANDONED SHALL BE REMOVED TO THE NEAREST ACCESSIBLE BOX. WHERE REMOVAL IS NOT PRACTICAL, ABANDONED CONDUCTORS SHALL BE DISCONNECTED AT BOTH ENDS, WITHIN JUNCTION BOXES, AND TAPED AND IDENTIFIED WITH SUITABLE NAME TAGS.
- D. THIS CONTRACTOR SHALL PERFORM ALL CUTTING, PATCHING AND REFINISHING REQUIRED AS A RESULT OF ELECTRICAL WORK DONE IN AREAS NOT OTHERWISE REMODELED.
- E. IT MAY BE FOUND NECESSARY TO INTERRUPT SERVICES TO EXISTING BUILDING OR PORTIONS THEREOF DURING THE PROGRESS OF THIS WORK. WHEN SUCH INTERRUPTIONS ARE LIKELY TO OCCUR. MAKE PREVIOUS ARRANGEMENTS WITH THE OWNER AS TO THE MOST CONVENIENT TIME FOR SUCH INTERRUPTIONS. TEMPORARY SERVICE CONNECTIONS SHALL BE PROVIDED WHERE THE OWNER CANNOT PERMIT SERVICE INTERRUPTIONS. THE EXISTING OR TEMPORARY SERVICES SHALL BE MAINTAINED IN OPERATION UNTIL SUCH TIME THAT THE NEW SERVICES HAVE BEEN INSTALLED AND ARE READY FOR PERMANENT OPERATION.

15. DEMOLITION WORK IN EXISTING BUILDING

- A. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AS REQUIRED. NO ADDITIONAL COMPENSATION SHALL BE GRANTED FOR MISINTERPRETATION OR OVERSIGHT ON BEHALF OF THE CONTRACTOR.
- B. ALL FIXTURES AND ELECTRICAL DEVICES REMOVED DURING THE COURSE OF CONSTRUCTION SHALL REMAIN THE PROPERTY OF THE OWNER AND THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- C. DUST, NOISE, VIBRATION AND TRAFFIC SHALL BE CONTROLLED TO A PRE-AGREED MINIMUM.
- D. DEVICES. BOXES. CONDUIT AND EQUIPMENT WHICH HAVE SUFFERED PARTIAL REMOVAL OR ABANDONMENT SHALL BE COVERED, CAPPED OR MODIFIED SO AS TO CONFORM WITH ALL CODES AND SHALL PRESENT NO HAZARD FOR THE PRESENT OR THE FUTURE.
- E. WHERE THIS PROJECT WILL CONSIST OF ALTERATION WORK WITHIN, AND CONSTRUCTION OF BUILDING ADDITIONS TO AN OPERATING FACILITY. DEMOLITION WORK SHALL BE COORDINATED AND CONDUCTED IN A MANNER THAT WILL NOT INTERFERE WITH NORMAL OPERATION OF THE BUILDING. ALL WORK SHALL BE PLANNED IN ADVANCE WITH THE OWNER AND ARCHITECT.
- . MATERIALS AND EQUIPMENT NOTED TO BE REUSED SHALL BE EXAMINED AND REPAIRED AS REQUIRED SO THAT MATERIALS AND EQUIPMENT WILL BE PRESENTABLE AND IN GOOD WORKING CONDITION.
- G. IT MAY BE FOUND NECESSARY TO INTERRUPT SERVICE TO EXISTING BUILDING OR PORTIONS THEREOF DURING THE PROGRESS OF THIS WORK. WHEN SUCH INTERRUPTIONS ARE LIKELY TO OCCUR, MAKE PREVIOUS ARRANGEMENTS WITH THE OWNER AS TO THE MOST CONVENIENT TIMES FOR SUCH INTERRUPTIONS. TEMPORARY SERVICE CONNECTIONS SHALL BE PROVIDED WHERE THE OWNER CANNOT PERMIT SERVICE INTERRUPTIONS. THE EXISTING OR TEMPORARY SERVICES SHALL BE MAINTAINED IN OPERATION UNTIL SUCH TIME THAT THE NEW SERVICES HAVE BEEN INSTALLED AND ARE READY FOR PERMANENT OPERATION.

1. CONDUCTORS AND CABLES:

- A. PROVIDE COPPER CONDUCTORS EXCEPT WHERE ALUMINUM CONDUCTORS ARE SPECIFICALLY INDICATED OR PERMITTED FOR SUBSTITUTION. ALUMINUM CONDUCTORS MAY BE SUBSTITUTED FOR CONDUCTORS #6 AND LARGER. CONDUCTOR SIZES INDICATED ARE BASED ON COPPER UNLESS SPECIFICALLY INDICATED AS ALUMINUM. WHERE ALUMINUM CONDUCTORS ARE SUBSTITUTED FOR COPPER, COMPLY WITH THE FOLLOWING
- 1) SIZE ALUMINUM CONDUCTORS TO PROVIDE, COMPARABLE TO COPPER SIZES INDICATED, EQUIVALENT OR GREATER AMPACITY AND EQUIVALENT OR LESS VOLTAGE DROP.
- 2) INCREASE SIZE OF RACEWAYS, BOXES, WIRING GUTTERS, ENCLOSURES, ETC. AS REQUIRED TO ACCOMMODATE ALUMINUM CONDUCTORS.
- 3) PROVIDE ALUMINUM EQUIPMENT GROUND CONDUCTOR SIZED ACCORDING TO NFPA 70. ALUMINUM CONDUCTORS.
- B. CONDUCTORS AND CABLES INSTALLED EXPOSED IN SPACES USED FOR ENVIRONMENTAL AIR SHALL BE PLENUM RATED, LISTED AND LABELED AS SUITABLE FOR USE IN RETURN AIR PLENUMS.
- C. UNLESS SPECIFICALLY INDICATED TO BE EXCLUDED, PROVIDE ALL REQUIRED CONDUIT, BOXES, WIRING, CONNECTORS, ETC. AS REQUIRED FOR A COMPLETE OPERATING SYSTEM.
- D. UNLESS DIMENSIONED, CIRCUIT ROUTING INDICATED IS DIAGRAMMATIC, WHEN CIRCUIT DESTINATION IS INDICATED WITHOUT SPECIFIC ROUTING, DETERMINE EXACT ROUTING REQUIRED.
- E. NONMETALLIC-SHEATHED CABLE MAY BE SUBSTITUTED FOR WIRE IN CONDUIT IF ALLOWED BY CODE. INSTALL
- NONMETALLIC-SHEATHED CABLE (TYPE NM-B) IN ACCORDANCE WITH NECA 121. F. MC CABLE MAY BE SUBSTITUTED FOR WIRE IN CONDUIT IF ALLOWED BY CODE. INSTALL METAL-CLAD CABLE
- (TYPE MC) IN ACCORDANCE WITH NECA 120.
- G. UNLESS SPECIFICALLY INDICATED TO BE EXCLUDED, PROVIDE FINAL CONNECTIONS TO ALL EQUIPMENT AND DEVICES, INCLUDING THOSE FURNISHED BY OTHERS, AS REQUIRED FOR A COMPLETE OPERATING SYSTEM.
- 2. GROUNDING AND BONDING:
- A. PROVIDE ALL REQUIRED COMPONENTS, CONDUCTORS, CONNECTORS, CONDUIT, BOXES, FITTINGS, SUPPORTS ACCESSORIES, ETC. AS NECESSARY FOR A COMPLETE GROUNDING AND BONDING SYSTEM. WHERE CONDUCTOR SIZE IS NOT INDICATED, SIZE TO COMPLY WITH NFPA 70.
- B. PROVIDE CONNECTION TO GROUNDING ELECTRODES FROM THE FOLLOWING METHODS BELOW TO FORM A GROUNDING ELECTRODE SYSTEM.
- 1) METAL UNDERGROUND WATER PIPES: PROVIDE CONNECTION TO UNDERGROUND METAL DOMESTIC WATER SERVICE PIPE(S) THAT ARE IN DIRECT CONTACT WITH EARTH FOR A LEAST 10 FEET AT AN ACCESSIBLE LOCATION NOT MORE THAN 5 FEET FROM THE POINT OF ENTRANCE TO THE BUILDING.
- 2) CONCRETE-ENCASED ELECTRODE: PROVIDE CONNECTION TO CONCRETE-ENCASED ELECTRODE CONSISTING OF NOT LESS THAN 20 FEET OF EITHER STEEL REINFORCING BARS OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG EMBEDDED WITHIN CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH EARTH IN ACCORDANCE WITH NFPA 70.
- 3) GROUND ROD ELECTRODE(S): PROVIDE THREE ELECTRODES IN AN EQUILATERAL TRIANGLE CONFIGURATION NOT LESS THAN 10 FEET FROM EACH OTHER.
- C. PROVIDE 1/4"x4"x12" GROUND BAR, SEPARATE FROM SERVICE EQUIPMENT ENCLOSURE, FOR COMMON CONNECTION POINT OF GROUND ELECTRODE SYSTEM BONDING JUMPERS AS PERMITTED IN NFPA 70.
- D. FOR EACH SERVICE DISCONNECT, PROVIDE GROUNDING ELECTRODE CONDUCTOR TO CONNECT NEUTRAL (GROUNDED) SERVICE CONDUCTOR TO THE GROUNDING ELECTRODE SYSTEM. PROVIDE A MAIN BONDING JUMPER TO CONNECT THE NEUTRAL (GROUNDED) BUS TO THE EQUIPMENT GROUND BUS WHERE NOT FACTORY-INSTALLED.
- E. PROVIDE BONDING FOR EQUIPMENT GROUNDING CONDUCTORS, EQUIPMENT GROUND BUSSES, METALLIC EQUIPMENT ENCLOSURES. METALLIC RACEWAYS AND BOXES. AND OTHER NORMALLY NON-CURRENT CONDUCTIVE MATERIALS LIKELY TO BECOME ENERGIZED.
- F. PROVIDE INSULATED GREEN GROUNDING CONDUCTOR IN EACH FEEDER AND BRANCH CIRCUIT RACEWAY. DO NOT USE RACEWAYS AS SOLE EQUIPMENT GROUNDING CONDUCTOR. WHERE CIRCUIT SIZE ARE INCREASED FOR VOLTAGE DROP, INCREASE SIZE OF EQUIPMENT GROUNDING CONDUCTOR PROPORTIONALLY IN ACCORDANCE WITH NFPA 70.
- G. COMMUNICATIONS SYSTEMS GROUNDING AND BONDING: PROVIDE SIZE 6 AWG BONDING JUMPER IN RACEWAY FROM INTERSYSTEM BONDING TERMINATION TO EACH COMMUNICATIONS ROOM OR BACKBOARD AND PROVIDE GROUND BAR FOR TERMINATION.
- H. MAKE GROUNDING AND BONDING CONNECTIONS USING THE FOLLOWING METHODS BELOW:
- 1) EXOTHERMIC WELDS; MAKE CONNECTIONS USING MOLDS AND WELD MATERIALS SUITABLE FOR THE
- INSTALLATION. MECHANICAL CONNECTORS: SECURE CONNECTIONS ACCORDING TO MANUFACTURER'S TORQUE SETTINGS. 3) COMPRESSION CONNECTORS: SECURE CONNECTIONS USING MANUFACTURER'S TOOLS AND DIES.
- 3. LIGHTING AND POWER PANELBOARDS:
- A. NEMA PB1 AS SCHEDULED, 20" WIDE SECTION, 225 AMP BUS (100A BUS PERMITTED IF LESS THAN 30 BRANCH POLES). PROVIDE A GROUND BUS FOR ISOLATED GROUND CIRCUITS. BUS MATERIAL ALUMINUM OR COPPER INSTALL PER NEMA PB1.1 BALANCE PHASE CURRENTS TO 10% MAXIMUM VARIATION. PROVIDE TYPEWRITTEN BRANCH CIRCUIT DIRECTORY. LOCKABLE DOORS, KEYED ALIKE UNLESS NOTED OTHERWISE. SURFACE MOUNTED OR FLUSH MOUNTED ENCLOSURES AS INDICATED.
- B. CIRCUIT BREAKERS: NEMA AB1 AS SCHEDULED, PLUG-IN OR BOLT-ON. MULTIPLE POLE BREAKERS SHALL HAVE A COMMON TRIP HANDLE. PROVIDE CIRCUIT BREAKERS WITH INTERRUPTING CAPACITY NOT LESS THAN THE AVAILABLE FAULT CURRENT AT THE INSTALLED LOCATION AS INDICATED ON THE DRAWINGS.
- C. LOAD CENTERS: CIRCUIT BREAKER TYPE, THERMAL MAGNETIC PLUG-IN, FLUSH MOUNTED ENCLOSURE UNLESS OTHERWISE INDICATED.

4. WIRING DEVICES:

- A. ALL WIRING DEVICES INSTALLED SHALL BE "SPECIFICATION GRADE" AND MANUFACTURED BY ARROW HART, LEVITON, HUBBEL OR EQUAL
- B. LOCAL SWITCHES SHALL BE TOGGLE TYPE, AC, RATED 20A, 125V, QUIET TYPE WITH SILENT OPERATING MECHANISM, TOTALLY ENCLOSED IN A MOLDED COMPOSITION BASE. ALL RECEPTACLES SHALL BE GROUNDING TYPE. UNLESS OTHERWISE INDICATED, LOCAL SWITCHES AND DIMMERS SHALL BE INSTALLED 48 INCHES ABOVE FINISHED FLOOR, RECEPTACLES SHALL BE INSTALLED 18 INCHES ABOVE FINISHED FLOOR OR 6 INCHES ABOVE COUNTER.
- C. NEUTRAL CONDUCTORS SHALL NOT BE SHARED ON BRANCH CIRCUITS UTILIZING WALL DIMMERS.
- D. GFI DUPLEX RECEPTACLES: NEMA 5-20R CONFIGURATION AND RATING, SELF CONTAINED GROUND FAULT CURRENT INTERRUPTING DUPLEX RECEPTACLE, LISTED AND LABELED AS TAMPER RESISTANT TYPE AND AS WEATHER RESISTANT TYPE COMPLYING WITH UL 498 SUPPLEMENT SE SUITABLE FOR INSTALLATION IN DAMP OR WET LOCATIONS, GRAY COLOR, PROVIDE WITH WEATHERPROOF BOX AND COVER WHERE INDICATED.

- E. TAMPER RESISTANT CONVENIENCE RECEPTACLES: COMMERCIAL SPECIFICATION GRADE, 20A, 125V, NEMA 5-20R, LISTED AND LABELED AS TAMPER RESISTANT TYPE.
- F. WALL DEVICE AND PLATE COLOR BY ARCHITECT

- A. SEE LIGHTING FIXTURE SCHEDULE ON THE ELECTRICAL DRAWINGS FOR TYPE AND DESCRIPTION OF LUMINARIES.
- B. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROCUREMENT, UNLOADING, STORAGE AND PROTECTION OF LIGHTING FIXTURES. PROVIDE ALL NECESSARY LABOR AND MATERIALS FOR A COMPLETE OPERATING SYSTEM.
- C. UPON INTERRUPTION OF NORMAL POWER SOURCE, SOLID-STATE CONTROL WILL AUTOMATICALLY SWITCH TO BATTERY POWER WITH CONNECTED LED LAMPS FOR MINIMUM 90 MINUTES OF RATED EMERGENCY ILLUMINATION, AND AUTOMATICALLY RECHARGES BATTERY UPON RESTORATION OF NORMAL POWER SOURCE. UNLESS OTHERWISE INDICATED, CONNECT UNIT TO UN-SWITCHED POWER FROM SAME CIRCUIT FEEDING NORMAL LIGHTING IN SAME ROOM OR AREA. BYPASS LOCAL SWITCHES, CONTACTOR, OR OTHER LIGHTING CONTROLS.
- D. EXIT SIGNS SHALL BE INTERNALLY ILLUMINATED WITH LED'S. SINGLE OR DOUBLE FACE AS INDICATED ON THE DRAWING, DIRECTIONAL ARROWS AS INDICATED OR REQUIRED FOR THE INSTALLED LOCATION. UNLESS OTHERWISE INDICATED, CONNECT UNIT TO UN-SWITCHED POWER FROM SAME CIRCUIT FEEDING NORMAL LIGHTING IN SAME ROOM OR AREA. BYPASS LOCAL SWITCHES, CONTACTOR, OR OTHER LIGHTING CONTROLS.
- E. LEAVE PROTECTIVE FILM IN PLACE ON FIXTURES UNTIL FINAL CLEAN-UP
- 6. LIGHTING CONTROL DEVICES:
- A. PROVIDE FACTORY-ASSEMBLED COMMERCIAL SPECIFICATION GRADE OCCUPANCY SENSOR FOR INDOOR USE CAPABLE OF SENSING BOTH MAJOR AND MINOR MOTIONS. ACCORDING TO PUBLISHED COVERAGE AREAS, FOR AUTOMATIC LIGHTING CONTROL. PASSIVE INFRARED OR PASSIVE INFRARED/ULTRASONIC SENSOR TECHNOLOGY.
- B. UNLESS OTHERWISE INDICATED, OCCUPANCY SENSORS SHALL BE MANUAL ON/AUTO OFF. WALL SWITCH OCCUPANCY SENSOR SHALL BE DESIGNED FOR INSTALLATION IN A STANDARD WALL BOX WITH A FIELD OF VIEW OF 180 DEGREES, INTEGRATED MANUAL CONTROL CAPABILITY.
- C. WHERE INDICATED, INSTALL SEPARATE COMPATIBLE WALL SWITCHES FOR MANUAL CONTROL INTERFACE WITH DIRECTIONAL OR CEILING MOUNTED OCCUPANCY SENSORS.
- 7. STRUCTURED CABLING FOR VOICE AND DATA:
- A. PROVIDE A COMPLETE PERMANENT SYSTEM OF PATHWAYS FOR VOICE/DATA AND COMMUNICATIONS, INCLUDING CONDUITS AND PULL WIRE, SUPPORT STRUCTURES, ENCLOSURES, CABINETS, AND BACK BOXES.
- B. COORDINATE REQUIREMENTS FOR SERVICE ENTRANCE AND ENTRANCE FACILITIES WITH COMMUNICATIONS SERVICE PROVIDER.

8. FIRE DETECTION AND ALARM:

- A. FIRE ALARM SYSTEM SHALL BE DESIGN BUILD BY THE ELECTRICAL CONTRACTOR. PRICING SHALL BE INCLUDED IN THE BID.
- B. THE SYSTEM SHALL BE ADDRESSABLE BY APPROVED MANUFACTURERS AS FOLLOWS:
- 1) SIMPLEX 2) EDWARDS
- 3) NOTIFIER
- 4) PRYROTRONICS 5) FARADAY
- 6) FIKE 7) GAMEWELL FCI 8) SILENT KNIGHT

9. ENCLOSED SAFETY SWITCHES:

- A. QUICK-MAKE, QUICK-BREAK, FUSIBLE OR NON-FUSIBLE, ENCLOSED SAFETY SWITCH LISTED AND LABELED AS COMPLYING WITH UL 98; GENERAL DUTY; RATINGS, AND CONFIGURATION AS INDICATED ON THE DRAWINGS. PROVIDE SAFETY INTERLOCK TO PREVENT OPENING THE COVER WITH THE SWITCH IN THE "ON" POSITION WITH CAPABILITY OF OVERRIDING INTERLOCK FOR TESTING PURPOSES. PROVIDE EXTERNALLY OPERABLE HANDLE WITH MEANS FOR LOCKING IN THE "OFF" POSITION, CAPABLE OF ACCEPTING TWO PADLOCKS.
- B. PROVIDE FUSES FOR FUSIBLE SWITCHES AS INDICATED OR AS REQUIRED BY THE EQUIPMENT MANUFACTURER'S RECOMMENDATION.

10. FUSES:

- A. UNLESS SPECIFICALLY INDICATED TO BE EXCLUDED, PROVIDE FUSES FOR ALL FUSIBLE EQUIPMENT AS REQUIRED FOR A COMPLETE OPERATING SYSTEM. PROVIDE FUSES OF THE
- 1) FUSIBLE SWITCHES LARGER THAN 600 AMPS: CLASS L, TIME-DELAY.

SAME TYPE, RATING, AND MANUFACTURER WITH THE SAME SWITCH.

2) FUSIBLE SWITCHES UP TO 600 AMPS: CLASS RK1, TIME-DELAY.

11. IDENTIFICATION OF ELECTRICAL SYSTEMS:

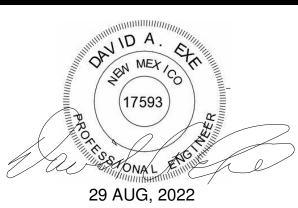
- A. PROVIDE IDENTIFICATION NAMEPLATE TO IDENTIFY EACH PIECE OF ELECTRICAL DISTRIBUTION AND CONTROL EQUIPMENT. USE SELF-ADHESIVE LAMINATED PLASTIC LABELS: UV, CHEMICAL, WATER, HEAT, AND ABRASIVE RESISTANT. USE FACTORY PRE-PRINTED OR MACHINE-PRINTED TEXT. DON NOT USE HANDWRITTEN TEXT UNLESS OTHERWISE INDICATED.
- B. ARC-FLASH HAZARD WARNING: ELECTRICAL EQUIPMENT THAT IS LIKELY TO REQUIRE SERVICING OR MAINTENANCE WHILE ENERGIZED SHALL BE PROVIDED WITH A WARNING SIGN LOCATED CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE SERVICING OR MAINTENANCE OF THE EQUIPMENT. USE FACTORY PRE-PRINTED OR MACHINE-PRINTED SELF-ADHESIVE POLYESTER OR SELF-ADHESIVE VINYL LABELS PRODUCED USING MATERIALS RECOGNIZED TO UL 96.



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MECHANICAL-ELECTRICAL CONSULTANTS

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REVISION

NO DATE

IRVING VILLAGE

4349 IRVING ROAD ALBUQUERQUE, NM

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IRVING VILLAGE

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ELECTRICAL SPECIFICATIONS

DATE: 29 AUG, 2022 DRAWN BY: DAE CHECKED BY: DAE PROJ. NO: 62601 SHEET NO: